

21459

Vol. 196 Page 21143STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01044946

AFTER RECORDING RETURN TO:

Kathryn A. Smith

PO Box 291

Sprague River OR 97639

Aspen Title & Escrow

on this 16th day of July A.D. 19 96
at 3:48 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 21143

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS: Fee, \$30.00
SAME AS ABOVEPATRICIA J. ERICKSON, hereinafter called GRANTOR(S), convey(s)
to KATHRYN A. SMITH, a single person, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:Lot 10 in Block 78 of EIGHTH ADDITION TO NIMROD RIVER PARK, in
the County of Klamath, State of Oregon.

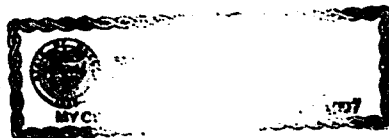
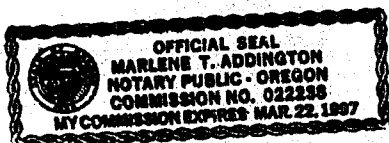
Code 10, Map 3611-880, Tax Lot 5500

9 "THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390"

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, and will warrant
and defend the same against all persons who may lawfully claim
the same, except as shown above.The true and actual consideration for this transfer is
\$40,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 15TH day of July, 1996.

[Signature]
PATRICIA J. ERICKSON

STATE OF OREGON, County of Klamath)ss.

On July 16, 1996, personally appeared the above named
PATRICIA J. ERICKSON and acknowledged the foregoing instrument
to be her voluntary act and deed.Before me: [Signature]
Notary Public for Oregon
My Commission Expires: March 22, 1997

96 JUL 16 P3:48